



**Regular Board Meeting Minutes  
Tuesday, March 13, 2018  
12:00 PM  
Pueblo Convention Center  
320 Central Main**

**MEETING CALLED BY**

Don Banner, Chairman, called the Tuesday, March 13, 2018 Regular Board Meeting to order at 12:03 p.m.

**COMMISSIONERS PRESENT**

Mark Aliff, Patrick Avalos, Don Banner, Marlene Bregar, Louie Carleo, Dennis Flores, Rita Gersick, Beth Gladney, Betty Martinez, Sal Pace, Ralph Williams

**COMMISSIONERS ABSENT**

Dave Abeyta, Meagan Koncilja

**STAFF PRESENT**

Tony Acri, Cherish Deeg, Jerry M. Pacheco, Andrea Delagarza

**GUESTS PRESENT**

Jessica Corona, Doug Piersel, Lynn Clark, Steven Meier, Ted Freeman, Janet Wilson

**(All meetings are recorded per PURA's Financial and Administrative Internal Controls Policy adopted February 11, 2014)**

**APPROVAL OF AGENDA**

A motion to approve the Pueblo Urban Renewal Authority (PURA) Tuesday, March 13, 2018 regular Board Meeting Agenda with the Public Comment Period removed was made by Louie Carleo, Commissioner. The motion was seconded by Betty Martinez, Vice-Chairman. The motion passes unanimously.

**EXECUTIVE SESSION**

A motion to enter Executive Session of PURA for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), Negotiations regarding the Regional Tourism Act Project was made by Betty Martinez, Vice-Chairman. The motion was seconded by Dennis Flores, Commissioner. Executive Session participants included all commissioners present; Jerry M. Pacheco, Executive Director; Cherish Deeg, Operations Coordinator; Andrea DelaGarza, Director of Community Relations; Tony Acri, RTA Project Manager; and Doug Piersel, Legal Counsel. The motion passes unanimously. Executive Session began at 12:04 p.m.

A motion to exit Executive Session of the Pueblo Urban Renewal Authority was made by Betty Martinez, Vice-Chairman. The motion was seconded by Dennis Flores, Commissioner. The motion passes unanimously. Executive Session ended and the regular meeting resumed at 12:14 p.m.

**COMMITTEE REPORTS**

**Regional Tourism Act Project Committee**

Louie Carleo, Committee Chairman, stated that the project is remaining on time. The project is going through a value engineering process and will be finalizing the guaranteed maximum price soon.

Don Banner, Chairman, stated that they Executive Committee is working on trying to find funding to complete the repair/replacement of the carpet in the existing PCC space.

### **Finance Committee**

Ralph Williams, Committee Vice-Chairman, stated that the 2017 Audit fieldwork has been completed and there will be a final 2017 budget amendment presented at the next board meeting for approval.

### **Pueblo Convention Center**

Don Banner, Chairman, stated that the committee will be reviewing the Qualitative portion of the incentive at a Special Meeting of the PCC Committee later today.

## **CONSENT AGENDA**

Consent Agenda approval to accept and file the following:

- Tuesday, February 13, 2018 Regular Board Meeting Minutes
- Monday, February 26, 2018 Executive Committee Minutes
- Monday, February 12, 2018 Regional Tourism Act Committee Minutes
- Friday, February 26, 2018 Regional Tourism Act Committee Minutes
- Wednesday, February 28, 2018 Pueblo Convention Center Committee Minutes
- Friday, February 23, 2018 Finance Committee Minutes
- January 2018 Pueblo Convention Center Operating Statements
- January 2018 PURA Operating Statements

A motion to approve the consent agenda and all items included was made by Patrick Avalos, Commissioner. The motion was seconded by Ralph Williams, Commissioner. The motion passes unanimously.

## **ACTION ITEMS**

### **A Resolution approving amendment NO.2 to the Cooperation Agreement relating to the St. Charles Industrial Park Urban Renewal Area.**

A motion to approve a resolution of the Board of Commissioners of the Pueblo Urban Renewal Authority in Pueblo Colorado, approving amendment No. 2 to the Cooperation Agreement between the City of Pueblo, A Colorado Municipal Corporation and the Pueblo Urban Renewal Authority relating to the St. Charles Industrial Park Urban Renewal Area, and authorizing the Chairman to execute same was made by Ralph Williams, Commissioner. The motion was seconded by Rita Gersick, Commissioner. Jerry M. Pacheco, Executive Director, shared that PURA has certified these costs as eligible for reimbursement and the City of Pueblo has approved the amendment. The motion passes unanimously.

## **DIRECTORS AND PARTNER REPORTS**

### **Chairman's Report**

Don Banner, Chairman, shared that the Office of Economic Development and International Trade (OEDIT) Staff will be attending an event in Pueblo on April 13, 2018 at 1:30 PM at the Emergency Call Center if anyone would like to attend and socialize with them. He continued by stating the 2018 Board Retreat will take place Saturday, April 7, 2018 from 10:00 AM to 4:00 PM. He finished by sharing there are some documents that were submitted by Mr. Ted Freeman regarding the Chairman Public Comment Policy for the board to review they are located on the table behind him. He stated that the Chairman Public Comment Policy will be a policy that all public comment shall be submitted in writing two weeks prior to a regular board meeting for review by the executive committee. He will share with the full board if the item requires full board review or action at the next regular meeting of the Board.

### **Secretary's Report**

Jerry M. Pacheco, Executive Director, stated that the Project Area Committees have been scheduled and will be meeting on a bi-monthly basis moving forward.

### **Historic Arkansas Riverwalk Project Report**

Lynn Clark, Historic Arkansas Riverwalk of Pueblo (HARP) Executive Director, shared the channel cleaning has been completed, lighting is progressing, boat replacement fundraising is taking place, repairs/ maintenance items are finishing and they are looking at more marketing opportunities to spread the word about Pueblo and the Riverwalk.

### **Pueblo Convention Center Report**

Jessica Corona, Pueblo Convention Center (PCC) General Manager, shared that they are up \$93,000 from this time last year in revenue. Discussion followed regarding the open chef position, upcoming events, audio issues, capital items needed, construction impact, and discounts being offered. No decisions were made. Jessica Corona, PCC General Manager, stated that they are advertising the new exhibit hall space will be open as of March 15, 2019, Conventions and out of Pueblo Business has not been bothered by the construction only local business has, and Discounts are being offered on a case by case basis.

### **DISCUSSION ITEMS**

No discussion followed.

### **ADJOURNMENT**

Don Banner, Chairman, adjourned the meeting at 12:54 p.m.

Respectfully submitted by,



Cherish K. Deeg, Pueblo Urban Renewal Authority Operations Coordinator